

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
JUNE 11, 2018**

The regular meeting of the Washington Borough Planning Board was called to order by Vice-Chair Frascella at 7:30 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Vice-Chair Frascella read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Vice-Chair Frascella led the Board in the Pledge of Allegiance.

**ROLL CALL:** Present: Valle, Post, Aron, Higgins, Turner,  
Frascella, Lopez,  
Absent:  
Also Present: Steven Gruenberg, Attorney  
Stan Schrek, Engineer  
Elena Gable, Planner

**APPROVAL OF MINUTES:**

Reorganization Meeting of April 9, 2018: It was moved by Post seconded by Valle to approve the minutes as presented.

ROLL CALL: Valle, Post, Aron, Higgins, Turner  
Frascella, Lopez,  
Ayes: 6; Nays: 0; Abstentions: 1 (Turner)  
Motion carried.

**RESOLUTION: None**

**APPLICATIONS:**

Towne Center Taco Bell – Site Plan:

Attorney Gruenberg stated that the professionals and the applicant agree that Taco Bell is not a permitted use in the zone. The Board does not have jurisdiction to hear the matter. Also, the Board has a policy to deem the application complete before setting a public hearing date.

Therefore, it was moved by Turner, seconded by Valle that the Board has no jurisdiction to hear the application.

ROLL CALL: Valle, Post, Aron, Higgins, Turner  
Frascella, Lopez,  
Ayes: 7; Nays: 0; Abstentions: 0  
Motion carried.

Marianne VanDeursen arrived at 7:40 pm

Elena Gable stated that the Downtown Redevelopment Plan does not allow for fast food restaurants.

Ken Chambers, Grand Ave., came forward. He stated that having a drive-thru is key to the definition of fast food. Mr. Turner Agreed. Stan Schrek stated that bulk requirements for a drive-thru should be included in the ordinance. Attorney Gruenberg suggested that the Board recommend to Council to include fast food restaurants in the redevelopment plan. Marianne VanDeursen stated that she feels this site is the only downtown area that can accommodate this plan. Elena Gable stated that she does not see an issue but the plan needs to fit bulk standards.

Ray Rice, applicant, asked about micro-breweries. Mayor Higgins stated that Council is considering an ordinance regarding micro brewing.

**OLD BUSINESS:**

Arcade Use – John Montaverdi, BID Exec Director came forward. He is requesting old style gaming to be included in the ordinance. Mayor Higgins stated that Council has already introduced the ordinance. Attorney Gruenberg stated that the licensing was changed by the State. He suggests that the Board recommend to Council to allow arcade, microbreweries and fast food restaurants. Elena Gable referred to her memo dated June 7, 2018, that arcade use can be reclassified as retail services.

Cindy Smith, West Washington Ave, came forward. She asked that the Board keep in mind that there are residents in the area of the proposed Taco Bell. Simone Grecia, Warren Street, stated that having drive-thrus on both sides of the road is dangerous.

Motion to recommend to Council to allow arcade, microbrewery and fast food restaurants with drive-thru bulk standards and allow Board professionals to work with the Borough professionals.

ROLL CALL: Valle, Post, Aron, Higgins, Turner  
Frascella, Lopez, VanDeursen  
Ayes: 5; Nays: 1; Abstentions: 2  
Motion carried.

**NEW BUSINESS: None**

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

Public portion opened.  
No members of the public came forward.  
Public portion closed.

**COMMUNICATIONS:**

NJ Planner - received and filed. All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 8:19 p.m. All in favor.  
Respectfully submitted by Patricia L. Titus, Planning Board Clerk